

\$455,000 - 5 Royal Birch Mount Nw, Calgary

MLS® #A2147983

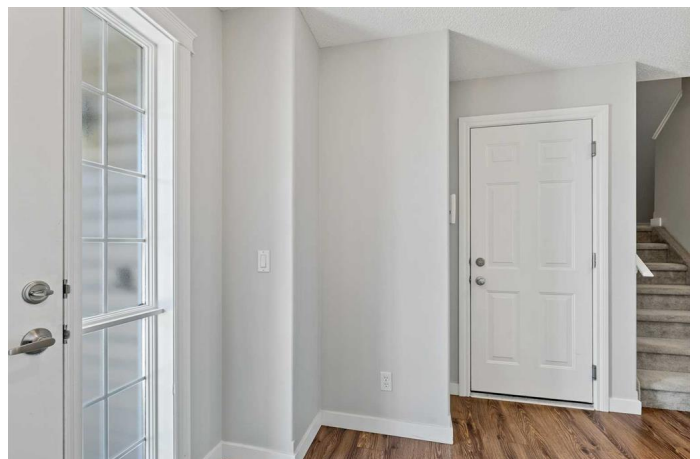
\$455,000

3 Bedroom, 3.00 Bathroom, 1,357 sqft

Residential on 0.01 Acres

Royal Oak, Calgary, Alberta

THIS BRIGHT AND OPEN 3 BEDROOM 2 1/2 BATH TOWNHOUSE HAS A TON TO OFFER A FAMILY WITH CHILDREN, AN EMPTY NESTER OR A PROFESSIONAL COUPLE ALIKE! FANTASTIC FLOORPLAN INCORPORATES AN INVITING ENTRYWAY AND FABULOUS KITCHEN OFFERING STAINLESS STEEL APPLIANCES INCLUDING AN INDUCTION OVEN! A GREAT SIZE DINING ROOM IS PERFECT FOR CASUAL MEALS AND ENTERTAINING FRIENDS AND FAMILY. THE FAMILY ROOM IS OPEN TO THE KITCHEN AND FEATURES A GAS FIREPLACE, LARGE WINDOWS AND FRENCH DOOR TO THE GREAT SIZED DECK IN THE PRIVATE AND FENCED BACK YARD! A HALF BATH IS CONVENIENTLY TUCKED AWAY. THE UPPER LEVEL FEATURES AMPLE SPACE WITH THE PRIMARY BEDROOM LOCATED ON THE OPPOSITE SIDE OF THE CHILDREN'S ROOMS. IT'S AIRY SPACE COMFORTABLY FITS A KING SIZED BEDROOM SUITE AND HAS A GOOD SIZED WALK IN CLOSET. THE 4 PIECE ENSUITE BATH IS THE PERFECT SPA INSPIRED GET AWAY AFTER A DAYS WORK TO RELAX AND UNWIND IN. IN ADDITION, THIS LEVEL ALSO OFFERS A 4 PIECE BATH AND TWO GREAT SIZED ADDITIONAL BEDROOMS FOR A FAMILY OR FOR GUESTS. THE UNSPOILED LOWER LEVEL HAS THE LAUNDRY AREA AND ALL OF THE MECHANICAL PERFECTLY TUCKED AWAY



ALLOWING FOR FUTURE DEVELOPMENT
SPACE TO BE OPEN AND EFFICIENT.
FINALLY, THE SINGLE ATTACHED GARAGE
AND DRIVEWAY ARE PERFECT FOR 2
VEHICLES TO BE SAFELY SECURED OFF
THE ROAD. WITH AN ABUNDANCE OF
VISITOR PARKING JUST STEPS AWAY,
YOUR VISITORS WILL NEVER HAVE A
PROBLEM FINDING PARKING WHEN THEY
COME TO VISIT. THE LITTLE ONES HAVE
A BEAUTIFUL PARK SETTING DIRECTLY IN
FRONT OF YOUR DOOR WHERE THEY
CAN PLAY AND PARENTS CAN RELAX ON
THE SEATING AREA PROVIDED. THIS
FABULOUS TOWNHOUSE HAS IT ALL AND
IS JUST STEPS TO PUBLIC
TRANSPORTATION, SCHOOLS, RENERT
PRIVATE SCHOOL, DANCE STUDIO, AN
ARRAY OF AMENITIES & SHOPPING AND
GREAT TRAILS, PONDS AND BIKE PATHS.
ROYLA OAK IS AN ACCLAIMED NORTH
WEST COMMUNITY AND HAS EASY
ACCESS TO ALL MAJOR ROAD WAYS TO
DOWNTOWN AND OUT OF THE CITY. THIS
IS A FABULOUS LOCATION THAT WILL
NOT DISAPPOINT! NOTE:*** NEW
ADDITIONS INCLUDE NEW HUMIDIFIER I
HOT WATER TANK I DRYER!

Built in 2004

Essential Information

MLS® #	A2147983
Price	\$455,000
Sold Price	\$513,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,357
Acres	0.01

Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	5 Royal Birch Mount Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5W7

Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	1
Parking	Enclosed, Front Drive, Garage Door Opener, Garage Faces Front, Single Garage Attached

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Lawn, Low Maintenance Landscape, Interior Lot, No Neighbours Behind, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2024
Date Sold	July 19th, 2024
Days on Market	9
Zoning	M-CG d35
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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